

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of San Antonio, Bexar County, on SL 1604, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 8197, at Page 1223, of the Official Public Records of Real Property of Bexar County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose.

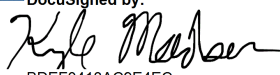
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

SLF IV – Culebra 1604 Investors JV, L.P., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$47,675.00.

The commission finds \$47,675.00 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

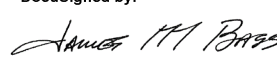
IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to SLF IV – Culebra 1604 Investors JV, L.P., a Texas limited partnership, for \$47,675.00.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD...

Executive Director

115954 Feb. 25 2021

Minute  
Number

Date  
Passed

EXHIBIT A

**TRACT 1  
PROPERTY DESCRIPTION  
RELEASE OF EASEMENT**

0.0969 ACRE OF LAND OUT OF A TEXAS HIGHWAY DEPARTMENT DRAINAGE EASEMENT RECORDED IN VOLUME 8197, PAGES 1223-1230 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, EXECUTED THE 5<sup>TH</sup> DAY OF NOVEMBER 1999 BY HRS PARTNERSHIP, AND BEING OUT OF LOT 13, BLOCK 1, NCB 17636, CULEBRA COMMONS PHASE III COMMERCIAL, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 2167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At a found 1/2" rebar on the southeast right-of-way line of Charles Anderson Loop (F.M. 1604) (variable width public right-of-way), the north corner of said Lot 13; thence: South 66°24'48" East (bearings are based on the recorded plat)(this line held for rotation) 37.39' to a set nail having Texas South Central Zone State Plain Surface Coordinates of N=13,733,875.07 and E=2,064,762.68, the west corner and POINT OF BEGINNING hereof;

THENCE: With the north line of Lot 13, the south line of Lot 903, the following:

South 66°24'48" East 10.47' to a found 1/2" rebar, an interior angle hereof;

South 38°52'00" East 27.25' to a found 1/2" rebar, an exterior angle hereof;

North 51°08'00" East 18.00' to a found 1/2" rebar, an exterior angle hereof;

South 38°52'00" East 121.90' to a set nail, the east corner hereof;

THENCE: South 57°21'20" West 39.88' to a set nail, south corner hereof;

THENCE: North 32°38'40" West 155.02' to the POINT OF BEGINNING containing 0.0969 acre (4220 square feet) of land in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
Date: August 06, 2020; rev 11/30/2020  
Job No: 20-5241  
Doc I.D.: Culebra Commons TxDOT esmt  
GAG/js

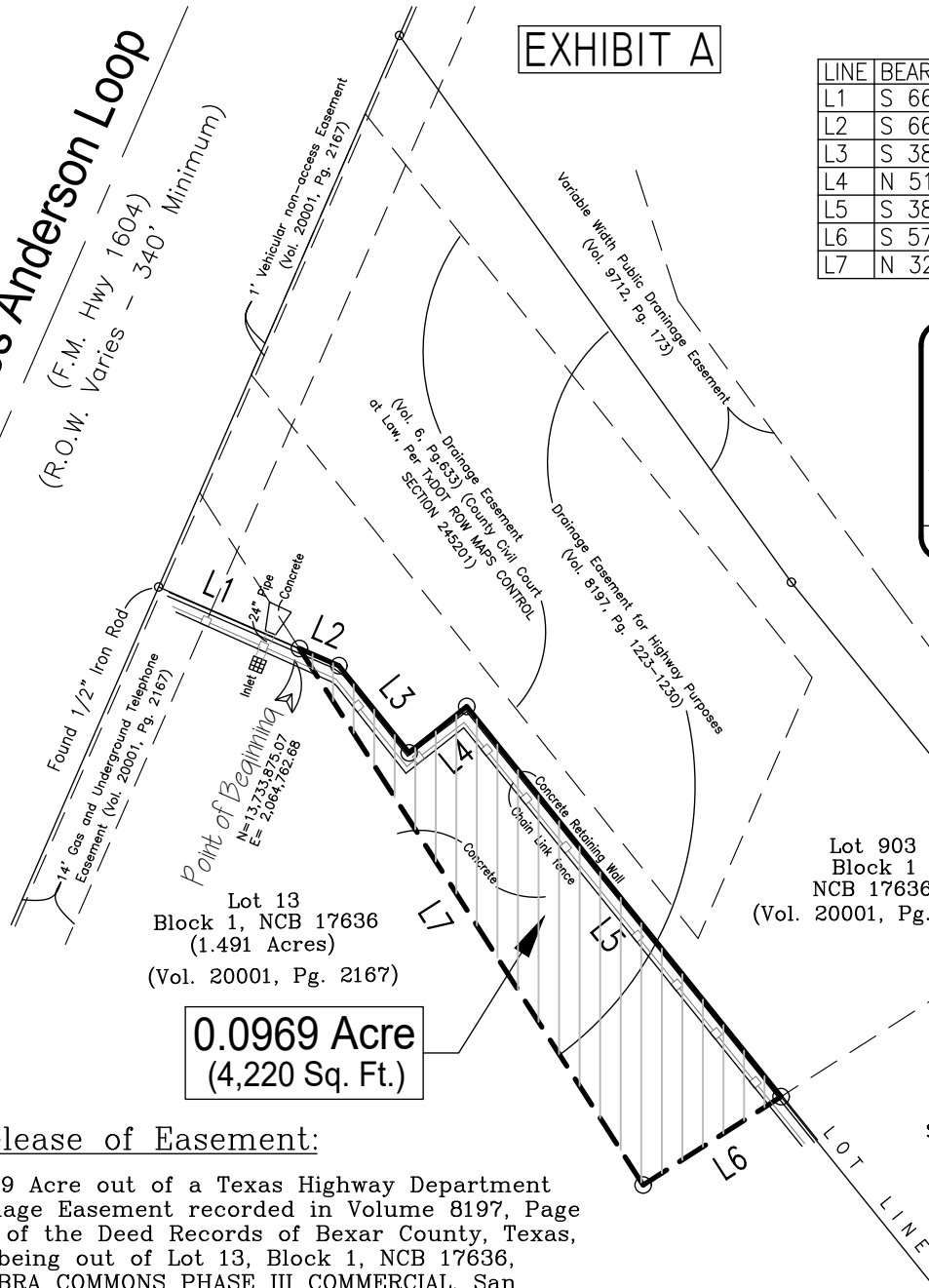
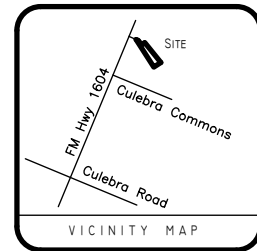


GIBBONS SURVEYING & MAPPING, INC.  
P.O. Box 700576, San Antonio, TX 78216-0576  
(210) 861-5909 GaryGibbonsRPLS@gmail.com  
TBPLS Firm No. 10119900

**Charles Anderson Loop**  
(F.M. Hwy 1604)  
(R.O.W. Varies - 340' Minimum)

**EXHIBIT A**

LINE	BEARING	DISTANCE
L1	S 66°24'48" E	37.39'
L2	S 66°24'48" E	10.47'
L3	S 38°52'00" E	27.25'
L4	N 51°08'00" E	18.00'
L5	S 38°52'00" E	121.90'
L6	S 57°21'20" W	39.88'
L7	N 32°38'40" W	155.02'



Lot 13  
Block 1, NCB 17636  
(1.491 Acres)  
(Vol. 20001, Pg. 2167)

**0.0969 Acre**  
(4,220 Sq. Ft.)

Lot 903  
Block 1  
NCB 17636  
(Vol. 20001, Pg. 2167)

**Release of Easement:**

0.0969 Acre out of a Texas Highway Department Drainage Easement recorded in Volume 8197, Page 1223 of the Deed Records of Bexar County, Texas, and being out of Lot 13, Block 1, NCB 17636, CULEBRA COMMONS PHASE III COMMERCIAL, San Antonio, Bexar County, Texas according to the plat thereof recorded in Volume 20001, Page 2167 of the Deed and Plat Records of Bexar County, Texas.

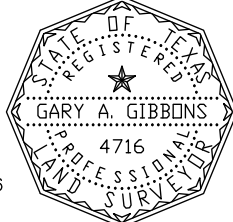
I hereby certify that this map represents an actual survey made on the ground by men working under my supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Land Surveying as of this date:

The fieldwork was completed on:

the 6th day of August, 2020

*Gary A. Gibbons*

Gary A. Gibbons, Texas Professional Land Surveyor No. 4716  
GIBBONS SURVEYING & MAPPING, INC.

**NOTES:**

- 1.) This survey has been prepared without the benefit of a Title Commitment and may not show all matters of Record affecting this property.
- 2.) Easement and restriction references are as identified by recorded information in this office, only.
- 3.) Bearing rotation is based on GPS observations, datum is NAD '83 Texas South Central Zone. Coordinates are shown in Surface.

JOB NO. 20-5241-01 A



**Gibbons  
Surveying &  
Mapping, Inc.**

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San Antonio, Texas  
78270-0576  
(210) 861-5909